

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, February 23, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser



CITY PLAN COMMISSION

FEBRUARY AGENDA

Wednesday, February 28, 2018

Work Session 11:00 A.M.

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chambers

200 Texas St.

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/planninganddevelopment/platting/>

Commissioners:

Vicky Schoch, CD 1
Jennifer Trevino, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5

Armard Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Rich Hyde, Alternate

I. WORK SESSION: 11:00 A.M. City Council Conference Room 290

A. Correspondence & Comments
B. Lunch
C. Review of Cases on Today's Agenda
D. Trinity River Strategic Plan
E. Access Management and Collector Guidelines
F. Economic Development Strategic Plan

Staff & Chair

Staff
Streams and Valleys, Inc.
Staff
Staff

II. PUBLIC HEARING: 1:30 P.M. Council Chambers

- A. Approval of Previous Month's Minutes
- B. Approval of Previously Recorded Final Plats

C. Consent Cases (6)

1. MT-18-001 Burleson Retta Road. ETJ-Tarrant County

- a. Being the removal of an approximate 4,300 foot portion of the proposed alignment of proposed Burleson Retta Road from the 3700 Block of existing Burleson Retta Road to Rendon Road and to realign this proposed Neighborhood Connector to the existing alignment.
- b. General Location: North and east of Burleson Retta Road and west of Rendon Road.
- c. Applicant: Rosa Ratterree
- d. Applicant Requests: Approval of a recommendation to City Council.
- e. DRC Recommends: Approval of a recommendation to City Council for adoption of this Master Thoroughfare Plan amendment.

2. FS-18-014 Lots 11RA, 11Rb and 11RC, Shady Oaks Addition (Increase in Lot Yield): ETJ, Johnson County.

- a. Being a revision of a portion of Lot 11, Shady Oaks Addition, an addition out of the V. Anderson Survey, Abstract No. 1, in Johnson County, Texas, according to the plat recorded in Volume 505, Page 491, Deed Records, Johnson County, Texas.
- b. General Location: Southeast Corner of County Road 605 and County Road 605B
- c. Applicant: Steven Ray Maddux
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

3. FS-18-025 Rivercrest Addition (Increase in Lot Yield): Council District 7.

- a. Being a replat of a portion of Block 8, Rivercrest Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 92 PRTCT.
- b. Location: 5109 and 5115 Slate Street
- c. Applicant: Fort Growth Partners LP

- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

4. **VA-18-002** **Vacation of a Portion of Old Denton Road: Council District 4.**

- a. Part of the Milly Gilbert Survey, Abstract Number 565, and Heirs of W.W. Thompson, Abstract Number 1498, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Sandshell Boulevard, south of Basswood Boulevard, west of Cascade Court, north of Genevieve Drive.
- c. Applicant: All Storage Sandshell LLC
- d. Applicant Requests: Approval of a recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of this portion of Old Denton Road.

5. **PP-17-075** **Chisholm Trail Ranch, Section 3 (Brewer Boulevard Right-of-Way): Council District 6.**

- a. Being 4.02 acres in the Juan Jose Albirado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of McPherson Boulevard, west of Chisholm Trail Parkway and North of Stewart Feltz Road.
- c. Applicant: Walton
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

6. **PP-18-003** **Watercress Drive Right-of-Way, Lake Worth Leases Addition: Council District 7.**

- a. Being approximately 10.603 acres in the M.E. De La Garza Survey, Abstract Number 616; the A.M. Clear Survey, Abstract Number 360; and the Jacob Wilcox Survey, Abstract Numbers 1715, 1716, and 33, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Segments of Watercress Drive between Silver Creek Road and Island View Drive
- c. Applicant: City of Fort Worth
- d. Applicant Requests: Approval of the preliminary plat.

- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

D. Continued Cases (1)

7. **PP-17-046** **Vann Addition: 575 Single-Family Detached Lots, 1 Multi-Family Lot, and 12 Private Open Space Lots. Council District 7.**

- a. Being approximately 186.547 in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast of SH 287, west of BNSF Railway, south of Blue Mound, and east of future Wagley Robertson Road.
- c. Applicant: Hanover Property Company
- d. Applicant Requests: Approval of the preliminary plat and approval of the requested waivers.
- e. DRC Recommends: Approval of the Preliminary Plat and

Approval of the following waivers:

- 1. To allow the following four blocks that exceed the maximum length allowed: Block 1, Lots 1X-25; Block 4, Lots 1-22; Block 13, Lots 1-29; and Block 13, Lots 30-74 and
- 2. To allow an emergency access connection at Gray Dove Road rather than the required extension of a public street connection.

Denial of the following waivers:

- 1. To allow 575 dwelling units on a single access which exceeds the maximum number of dwelling units by 545 units and
- 2. To allow 656 multifamily units on a single access which exceeds the maximum number of units allowed by 557 units.

E. New Cases (6)

8. **VA-18-001** **Vacation of a Portion of Beckham Place: Council District 9.**

- a. Being a portion of Beckham Place, as dedicated by Fort Worth Original Town, an unrecorded addition and a portion per deed recorded in Volume 3418, Page 633, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Akers Avenue, north of Belknap Street, west of Sylvania Avenue and east of Oakhurst Scenic Drive.
- c. Applicant: Saigebrook Development
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of this portion of Beckham Place.

- e. DRC Recommends: Approval of a 30-day continuance, since this is the companion case for Mistletoe Station Addition (PP-17-081).

9. **PP-17-081** **Mistletoe Station Addition, Block A, Lots 1 and 2: 2 Multi-Family Lots.**
Council District 9.

- a. Being a replat of Lots C & D, Block B, Mistletoe Heights, as recorded in Volume 388, Page 5, PRTCT and Lot 1-R, Frisco Addition, as recorded in Document Number D212125731, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Mistletoe Boulevard, south of W. Rosedale Street, west of 12th Avenue and east of Jerome Street.
- c. Applicant: Saigebrook Development
- d. Applicant Requests: Approval of the preliminary plat and Subdivision Ordinance waivers.
- e. DRC Recommends: Denial of the preliminary plat, but supports a 30-day continuance.

10. **PP-17-068** **Bunge Edible Oil: 8 Commercial Lots.** **Council District 2.**

- a. Being a replat of a portion of Lot 1, Block 1, Bunge Edible Oil Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded Volume 388-218, Page 9, PRTCT and unplatted land in the Isaac Thomas Survey, Abstract Number 1526 and the Edmund Little Survey, Abstract Number 954, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of Stockyards Boulevard and Exchange Avenue.
- c. Applicant: Niles City Resort LTD
- d. Applicant Requests: A continuance of this case.
- e. DRC Recommends: Denial of the Preliminary Plat due to significant deviations from the Stockyards Form-Based Code, but supports a continuance.

11. **PP-17-077** **Quarter Horse Estates: 198 Residential Lots and 2 Private Open Space Lots. Council District 7.**

- a. Being 31.328 acres out of the I. & G.N.R.Y. Company Survey, Abstract Number 834, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bailey Boswell Road, north of W.J. Boaz Road and west of Old Decatur Road.
- c. Applicant: Lan-Cal-Ltd.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the preliminary plat and approval of the Subdivision Ordinance waiver to allow one block that exceeds the maximum length allowed, which runs along Block 6 and extends to Phase 1, Quarter Horse Estates.

12. **PP-18-001** **Rivercrest Addition: 4 Single-Family Attached Lots and 1 Single-Family Detached Lot. Council District 7.**

- a. Being a replat of Lots 7A-3R and 7A-4R, Block 7, Rivercrest Addition, Second Filing, Fort Worth, Tarrant County, Texas as recorded in Volume 388-0, Page 73 PRTCT.
- b. General Location: Northwest corner of the intersection of Slate Street and Athenia Drive.
- c. Applicant: Fort Growth Partners LP
- d. Applicant Requests: Approval of the increase in lot yield, the preliminary plat and the requested waiver.
- e. DRC Recommends: Approval of the increase in lot yield, the preliminary plat and a waiver to allow four lots less than 50-feet in width to be served by rear entry garages from a shared driveway easement rather than an alley.

13. **PP-18-005** **Sunset Ridge Addition: Eight Single-Family Attached Lots.** **Council District 7.**

- a. Being a replat of Lots 8 and 31, Sunset Ridge Addition, Fort Worth, Tarrant County, Texas as recorded in Volume 1861, Page 527 PRTCT.
- b. General Location: Southeast corner of the intersection of Athenia Drive and Sunset Lane.
- c. Applicant: Fort Growth Partners LP
- d. Applicant Requests: Approval of the increase in lot yield, the preliminary plat and the requested waiver.
- e. DRC Recommends: Approval of the increase in lot yield, the preliminary plat and a waiver to allow eight lots less than 50-feet in width to be served by rear entry garages from a shared driveway easement rather than an alley.

E. Other Matters of Business (6)

14. **FP-16-014** **The Ranch at Eagle Mountain (Extension Request): 79 Single-Family Detached Lots, 6 Private Open Space Lots, and 1 City Water Department Lot.** **Council District 7.**

- a. Being Lots 45 through 88, Block N and Lots 8 through 51, Block BB, 17.97 acres situated in the G. Rail Survey, Abstract Number 1985, and the T. Freeman Survey, Abstract Number 546, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Robertson and south of Big Wichita Drive and Sierra Madre Drive between Salt Fork Drive and the extension of Lake Country Drive.
- c. Applicant: BKR Land, LP.
- d. Applicant Requests: Approval of the request to extend the final plat for one year.
- e. DRC Recommends: Approval of the request to extend the final plat for one year.

15. **PP-15-072 Isaac Foster's Addition (Extension Request): Four Multi-family Lots.** Council District 9.

- a. Being a replat of a portion of Lots 2-7, Block K; all of Lots 5-11, Block G; all of Lots 1-9, Block F; all of Lots 1-8 Block C; all of Lots 1-6 Block B; all of Lots 1 and 2 and a portion of Lots 3-8 Block E; all of Lots 1 and 5-8, Block D; and all of Lot 1 and a portion of Lot 2, Block A, Isaac Foster's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Page 1, PRTCT. And being a replat of a portion of Lots 1 and 5, Block 159, Original Townsite of the City of Fort Worth (an unrecorded addition) along with a portion of Garvey Street closed by ordinance number 529; a portion of Johnson Street close by ordinance 2960; and all of the 10 foot alleys in Blocks F, C and B vacated by City of Fort Worth Ordinance recorded in Volume 4116, Page 865, DRTCT.
- b. General Location: North of Pharr Street and south of Cold Springs Road between the Burlington Northern Santa Fe railroad lines.
- c. Applicant: 701 Hampton, LLC
- d. Applicant Requests: Approval of the request to extend the preliminary plat for one year.
- e. DRC Recommends: Approval of the request to extend the preliminary plat for one year.

16. **2018 Comprehensive Plan. All Council Districts.**

DRC Recommends: Approval of a recommendation to City Council for adoption of the 2018 Comprehensive Plan.

17. **Stormwater Management Program Master Plan. All Council Districts.**

DRC Recommends: Approval of a recommendation to City Council for adoption of the Stormwater Management Program Master Plan, March 2018 and incorporation by reference into the City's Comprehensive Plan.

18. **TA-18-001 Subdivision Ordinance Text Amendment. All Council Districts.**

DRC Recommends: Approval of a recommendation to City Council for a text amendment to the Subdivision Ordinance addressing process improvements related to agenda items that are considered by the City Plan Commission.

19. **Revisions to City Plan Commission's Rules of Procedure. All Council Districts.**

DRC Recommends: Approval of the revisions to the City Plan Commission's Rules of Procedure.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.